

**Town of Kinderhook  
Planning Board Workshop  
3211 Church Street  
Valatie, NY 12184  
October 8, 2015**

Approved 12/10/2015

**Minutes**

The Town of Kinderhook Planning Board met on Thursday, October 8, 2015, at 7:00pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The Chairman called the workshop to order and the secretary called the roll.

**A. Roll Call**

Present:

Peter Haemmerlein, Chairman  
Patrick Prendergast, Engineer  
Jake Samascott  
William Butcher  
Chris Simonsen  
Guy Rivenburgh  
Dale Berlin  
Jonathan Cavagnaro, Alternate  
Dan Weiller, Alternate  
Nataly Dee, Secretary

Excused:

Jason Graham  
Andy Howard, Town Attorney

Absent:

**B. Correspondence**

1. Review of Minutes:

August 13, 2015 - Workshop;  
September 10, 2015 – Workshop;  
September 17, 2015 – Meeting;

Corrections and comments were submitted and will be made.

**C. Public Hearings**

1. Marcel St Onge /Olde Kinderhook Self-Storage, 3067 US Rte 9, Valatie – Site Plan Review –  
Scheduled for Thursday, October 15, 2015 at 7:05pm;

No one was in attendance to represent this application.

A letter from Mr. Prendergast, Town Engineer, regarding the SWPPP was submitted and read by the Chairman (on file). Recommendations were noted and revisions need to be made. Mr. Prendergast stated that we had spoken with Mr. VanAlstyne, and the letter was forwarded on to Mr. Matuszek. Mr. Prendergast noted that the percentages cited came from Land Development Handbook. Department of Transportation approval dated 8/31/15 was also noted (on file).

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2. Richard Bianchi, 262 & 240 Hennett Road, Valatie – Minor Subdivision/Lot Line Adjustment-  
Scheduled for Thursday, October 15, 2015 at 7:15pm

No one was in attendance to represent this application.

3. CaroVail, 831 CR 28, Niverville – Site Plan Review – Adjourned until Thursday, October 15,  
2015 at 7:20pm;’

Mr. Haemmerlein noted that as this is a workshop meeting the public will not be given the opportunity to be heard. Next week the public hearing will resume and the public will have an opportunity then to address the board. Mr. Haemmerlein further commented about the board’s work and appreciated the public’s involvement in the process. Representatives from CaroVail were in attendance. Mr. Haemmerlein and Mr. Prendergast stated that they had visited the site. He felt a number of the public’s concerns will be put to rest and the company will take steps to rectify some of the other concerns.

The floor was opened to the board for questions.

Mr. Simonsen addressed the design of the buildings noting that the front elevation windows need mullions.

Mr. Schmitt addressed the board. He provided a synopsis of the proposal for the board; a formal response will be provided in writing. He addressed some of the concerns raised by the public at the public hearing. To address the concern about dust, a curtain surrounding the loading chute from the train cars is being proposed. He noted that the conveyor system is closed and at a lower elevation than what is currently used. A telescoping chute will be added to minimize the dust generated when filling trucks. The matter of light pollution was addressed with note to full cut off lights that are proposed. The downward illumination needs to be carefully controlled so there is no overflow of light off the property. A pole-mounted lamp at the front could be added to plans to address security issues raised. It should be considered for the safety of the employees. The hours of operation will remain the same and are dictated by the nature of the operation. However, trucks will be asked to wait off site until filling time. A note could be added to the plans indicating this or it could be stated as a condition of approval. This would give the CEO cause to notice a violation if infraction occurs. The ingredients of the products were discussed. Ingredient sheets were submitted regarding the products being used and stored. This material has been available to the public through the building department and the town clerk. Regarding the idling of trains, Mr. Schmitt noted that the trains belong to CSX, and as such are out of the control of CaroVail; complaints should be directed to CSX. Mr. Haemmerlein noted he spoke with Patsy Leader and Pat Grattan about idling trains, noting that there is a known history of this issue. Mr. Schmitt stated that any incidental or accidental spillage of product will be swept up promptly. Additionally, there is an emergency/disaster plan filed with the county. Mr. Haemmerlein suggested the possibility of some kind of enclosed containment area around the loading area. Mr. Vail stated that the old loading pipe will be removed. He also noted that the proposed building would not be built until the spring of 2016. Mr. Schmitt addressed concerns about noise. He noted that the noise created by the actual operation is minimal, especially compared to road noise or train noise. Mr. Schmitt did not feel that the issue of property values were an appropriate issue for the planning board’s review. He is not aware of any exhaust fans on the property as stated by a resident last month. The traffic issues were addressed. Mr.

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Schmitt noted that it is a county road with a 35mph limit posted. He stated that no further development is proposed at the site. He addressed the concern of potential for theft or hiding on site. Mr. Vail noted that a security system has been installed, 11 surveillance cameras have been installed. Mr. Schmitt stated that the site is inspected by DEC. The site entrances are still under review by the county. Hopefully, formal approval will be submitted by next week. Mr. Prendergast asked about details for the retractable hopper, are pictures available. A cut sheet will be provided. The same will be provided regarding the proposed lights.

Mr. Haemmerlein read a letter from Mary Beth Wallace regarding the application (on file).

Mr. Berlin noted the traditional style of lamp posts as stipulated in the code.

Mr. Rivenburgh asked for clarification about the loading process. Mr. Schmitt confirmed that Mr. Rivenburgh's summation of the process was accurate.

Mr. Simonsen addressed the drainage and the potential for spills and the clean-up of such. He noted that should something occur, runoff would head right to water, what is in order to prevent it. Mr. Weiller inquired about loading in inclement weather. Messrs. Peter Vail Jr. and Sr. noted a failure in loading is unlikely and any spills will be attended to in a timely manner.

**D. Old Business**

1. ELLE-KAZ, Orinsekwa Road – Major Subdivision;

The resolution and finalization of this project is in the works.

2. 7<sup>th</sup> Day Adventists – Route 9, Valatie – Site Plan Amendment;

No one was in attendance to represent this application.

3. Kyle Mitchison, County Route 32 – Minor Subdivision;

No one was in attendance to represent this application.

4. Frank and Kathleen Eschberger, 63 Oak Leaf Drive Stuyvesant – Accessory Apartment;

This item should be removed from the agenda pending submission of a formal application.

**E. New Business**

None

**F. ZBA Opinions**

None

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**G. Liaisons**

1. Village Planning Boards: Nothing new to report.
2. Town Board: Meeting was rescheduled to November 19<sup>th</sup> due to the Columbus Day holiday.

**H. Other**

1. Public Comment

Mr. Berlin made a motion to adjourn the meeting. Mr. Butcher seconded the motion. All in favor. Motion carried; meeting adjourned at 7:50pm.

Respectfully submitted,

Nataly Dee, Secretary